

Sun Peak Board of Trustees Meeting
July 31, 2008
7 p.m.

1. The meeting was called to order with the following members in attendance:

Val Langan
Wendy Cryan
Jeff Kaiser
Gary Drage
Dave Dubois

2. The June 4, 2008 meeting minutes were approved unanimously.
3. Clubhouse Rental and Pool Policy.
 - a. Clubhouse Rental for People who are not Sun Peak Owners. The Board discussed the concerns involving clubhouse rental and pool use. Currently, some Sun Peak owners rent the clubhouse for their friends to use for a party. The Sun Peak resident is not having a party but the friend is instead. The Board discussed how it is almost impossible to prevent this from happening. Currently, Sun Peak owners have to sign the rental form that they are responsible and will be hosting the party. If the Sun Peak owner is willing to do this then how can the practice be stopped.
 - b. Pool Use. With regard to the pool abuses, the Board decided to implement some new rules to limit the number of guests that can be brought to the pool. There was some discussion about allowing only six guests but the majority wanted to allow ten. A Pool Reservation Form must be filled out and a \$50 cleaning fee paid by any family having more than 10 guests at the pool or a party of any kind when food other than snacks are brought in. A letter with these new policies will be sent out to Sun Peak residents. Several other suggestions for the letter included: Sun Peak residents should take ownership of the clubhouse and be more responsible for their group's actions, owners should be mindful of the others at the pool, food should be restricted to tables, be aware that there are surveillance cameras at the pool, State law requires swim diapers and waterproof pants, and take personal items including pool toys home every day or they may be removed by the management. A member of the community came to express his concerns including: the number of pool toys left floating in the pool, the dire need for a children's pool, consider limiting the number of people at the pool, and too much food around the pool area. The Board agreed that if implementing these rules and better communication using signs and this letter doesn't work, then food and guests at the pool could be completely eliminated. Brenda will work on getting more signs with pool rules in the pool area.

4. Finances – Brenda reviewed the HOA’s Balance Sheet and Profit & Loss. All the Reserve type projects have been completed. The only substantial overrun was the clubhouse painting because the Board decided to paint the trim in addition to the stucco of all three Recreation Center buildings. The cost to do this extra work put the cost of this project of the budgeted amount.
5. Trails. Dave Dubois has been working with the trail contractor to finalize the trail route and details with Steve Urry. They hope to start trail construction next week.
6. CC&R Violations. The Board was brought up to date on the two CC&R violation issues.
 - a. The Design Review Committee has been discussing an unapproved playset on Nelson Court with the effected neighbors.
 - b. Construction material storage on Mahre Drive – The monthly \$500 fine for this ongoing CC&R violation continues. The July invoice will be mailed shortly.
7. Annual Party – This party is scheduled for September 5. The Board asked Brenda to work with a caterer perhaps Kumbaya or Gateway Grill for a barbeque type event. A reminder will be sent with the new pool rules letter to RSVP for the party.
8. Next meeting date – The next Board meeting was set for September 30 at 7 p.m.

NAME

DATE